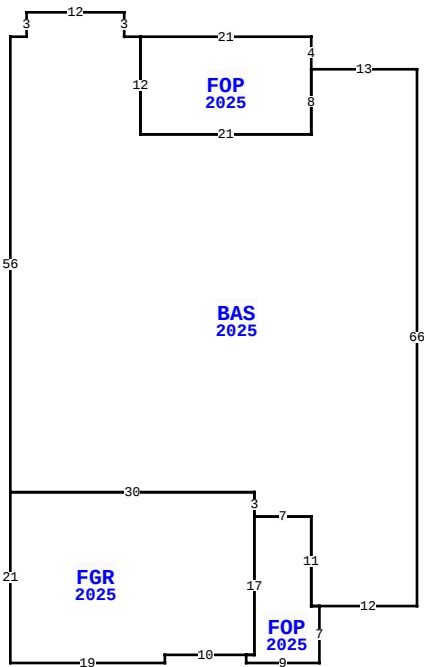




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		02	Quality Level 02		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100	2025	2,735	432,513
FGR	619	55	2025	340	53,768
FOP	134	30	2025	40	6,326
FOP	252	30	2025	76	12,019
TOTALS	3,740			3,191	504,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,191	95.2660	158.14	504,625	2024	2024	0	0	0.00	100.00
1 SFR CUST		100% - 2025				Heated Area: 2735			HX Base Yr 2025		
											
						BLD DATE				LGL DATE	05/08/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

TOTALS		3,740				3,191		504,625		95269 GOLDEN GLOW DR, FERNANDINA BEACH										XF DATE		LAND DATE		05/08/2025		MLU	
																				INC DATE		AG DATE					
EXTRA FEATURES																											
L	OB/XF	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES					
2	0860	POOL/SPA		0	100	28	0	1.00		UT	50,000.00		50,000.00		100	2025	2024	04	100	50,000							